

FILE NO.: Z-5800-C

NAME: Bowman Business Park Revised Long-form POD

LOCATION: Located at 1515 South Bowman Road

DEVELOPER:

Bowman Business Park LLC
11916 Kanis Road, Suite E-10
Little Rock, AR 72211

ARCHITECT:

Terry Burruss Architects
11912 Kanis Road, Suite F-8
Little Rock, AR 72211

AREA: 10.09 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING:

POD

ALLOWED USES:

Office Warehouse

PROPOSED ZONING:

Revised POD

PROPOSED USE:

Office Warehouse – to add selected additional uses

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

The POD was approved on April 19, 1994, by the Little Rock Board of Director's adoption of Ordinance No. 16,632. The approval was for an office/warehouse development with a requirement 25 percent of the floor area to be dedicated to office use. The approval also required service courts to be located in the rear of the building and the front of the building was to maintain the appearance of an office development with the height of the building equal to two stories with floor area limited to the first floor.

The site has developed with four buildings totaling 110,400 square feet. The site contains 249 parking spaces. The service drives are shared between the buildings with parking located in the front of the buildings. One building is located along South

Bowman Road with the remainder of the buildings located to the east and accessed from a 30-foot driveway.

Ordinance No. 19,480 adopted by the Little Rock Board of Directors on February 7, 2006, allowed a revision to the previously approved Planned Office Development to expand the allowable uses for the site. The approval included the addition of the following uses as allowable uses to the site: Office/Showroom/Warehouse, Laboratory, Photography Studio, Custom Sewing/Millinery/Tailor Shop, Job Printing, Lithographer, Printing or Blue printing, Medical Appliance Fitting and Sales, Studio (Broadcasting or Recording), Studio (Art, Music, Dance, Etc.), Tools and Equipment Rental (Inside Display Only), Cabinet or Woodwork Shop, Commercial Catering, Furniture Repair Store, Upholstery Shop, Furniture. The approval also allowed the placement of a sign on the site not to exceed six (6) feet in height (as measured from grade along South Bowman Road) and sixty-four (64) square feet in area.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to revise the previously approved POD to add additional uses as allowable uses for the existing complex. These additional uses are assembly rated and included places of worship, meeting space for community organizations and art gallery. The square footage would be limited to a total of 10,800 square feet within the overall development with a maximum occupant load of 432. This use would require 108 parking spaces. With the current parking provided of 296 parking spaces and only 184 parking spaces required for the current uses, the existing parking is adequate for the proposed uses. The request excludes the allowance of private clubs and/or events centers as allowable uses for this site. The currently approved hours of operation are from 7 am to 6 pm daily. The request includes extending the hours of operation until 10 pm for the additionally approved uses.

B. EXISTING CONDITIONS:

The site contains four office, warehouse building. One building is located along South Bowman Road with the remainder of the buildings located to the east and accessed from a 30-foot driveway. To the south of the site is vacant O-3 zoned property. A portion of the northern perimeter is also vacant O-3 zoned property. There is a skating center located to the north of the site with a non-conforming zoning status. To the east of the site is an office development accessed from Centerview Drive. To the west of the site there is a scattering of single-family homes located along South Bowman Road. Further west of the site is the Cherry Creek Subdivision.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (December 5, 2013)

Mr. Terry Burruss was present representing the request. Staff stated the request was to allow a revision to the previously approved POD to add additional uses as allowable uses for the development. Staff requested additional details concerning the exhibition hall and lecture hall, the fraternal organizations use and if the development would be used as a private club. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

The applicant submitted a revised cover letter indicating the request for additional uses specifically excludes the allowance of events centers and private clubs as allowable uses for this site. The approval is limited to adding places of worship, meeting space for community organizations and an art gallery as allowable alternative uses to the site while maintaining the existing listed uses identified in the Background Section of this Analysis. The currently approved hours of operation are from 7 am to 6 pm daily. The hours of operation are proposed to be extended to 10 pm daily for the additional uses added.

The square footage of the additional uses is limited to a total of 10,800 square feet within the overall development with a maximum occupant load of 432. A place of worship would require 108 parking spaces based on the typical ordinance standard for this type use. The site currently provides 296 parking spaces and only 184 parking spaces are required for the current use mix. The existing parking is adequate to serve the existing and proposed uses. The request excludes the allowance of private clubs and/or events centers as allowable uses for this site.

Staff is supportive of the request. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff does not feel the additional uses as requested by the applicant will adversely impact the development or the area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the additional uses as proposed by the applicant and to extend the hours of operation for the newly added uses to 10 pm.

PLANNING COMMISSION ACTION:

(JANUARY 9, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow the additional uses as proposed by the applicant and to extend the hours of operation for the newly added uses to 10 pm.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 6 ayes, 0 noes, 4 absent and 1 open position.